

IN RE: PETITION FOR ZONING VARIANCE
E/S Thomas Point Court, 115' N of c/l of Montauk Court
(3 Thomas Point Court)
11th Election District
6th Councilmanic District
Seven Courts Dev. Partnership
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-234-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a building and window to street right-of-way distance of 18 feet in lieu of the required minimum of 25 feet, and to amend the Final Development Plan of Northwind Farms II, Block F, Lot 2 to allow construction outside the building envelope, as described in Petitioner's Exhibits 1 and 2.

The Petitioners, by Robert J. Ryan, Esquire, appeared and testified. Also appearing on behalf of the Petition were Renee J. Vanlouten and Russell A. Walton of NV Homes, Inc., and Sam Shockley of Development Engineering Consultants, Inc. Appearing as Protestants in the matter were Erick Gustavson and Charlene Hanzevack.

Testimony indicated that the subject property, known as 3 Thomas Point Court, is located within the new Northwind Farms II subdivision and is currently undeveloped. The property is located on a court with its rear property line abutting a road. The Petitioner proposes constructing a new home on the property; however, none of the model homes planned for this development will fit on the lot without the need for a variance. The proposed home, as depicted in Petitioner's Exhibit 2, was selected due to the fact that it requires the least amount of variance.

The Protestants testified they live across from the subject property and indicated they are opposed to any development in this area.

Testimony indicated that the subject property was once vacant and undeveloped and provided open space and a play area for children. The Protestants believe there will not be enough play area for the children after development. Further, they believe there is no hardship to Petitioners due to the financial status of the developer. Protestants testified in their opinion the proposed construction was an over-development of the property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of January, 1989 that the Petition for Zoning Variance to permit a building and window to street right-of-way distance of 18 feet in lieu of the required minimum of 25 feet, and to amend the Final Development Plan of Northwind Farms II, Block F, Lot 2 to allow construction outside the building envelope, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall not request any future front, side or rear variances for the subject property.
- 3) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

JRH:bjs

-3-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
454-3353

January 5, 1989

Robert J. Ryan, Esquire
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
E/S Thomas Point Court, 115' N of the c/l of Montauk Court
(3 Thomas Point Court)
11th Election District - 6th Councilmanic District
Seven Courts Development Partnership - Petitioners
Case No. 89-234-A

Dear Mr. Ryan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3331.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Erick L. Gustavson
3912 Tila Road, Baltimore, Md. 21234

Ms. Charlene Hanzevack
3907 Tila Road, Baltimore, Md. 21234

People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11B02.2.B. 504 (V.R. 6.a., V.R. 3., CNDP) to allow a bldg. and window to street right-of-way minimum distance of 18 ft. in lieu of the required 25 ft. And to amend the Final Development Plan of Northwind Farms II, Block F, Lot 2, to allow construction of the dwelling outside of the building envelope.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
- 1) PROPERTY DWELLING UNIT IS RESTRICTED BY 25' REAR SETBACK TO SIMS ROAD.
 - 2) MODIFICATION TO SIZE OF PROPOSED UNIT IS IMPRACTICAL FOR BUILDER.
 - 3) SUBSTITUTION FOR UNIT SHOWN WOULD BE INCOMPATIBLE WITH SURROUNDING DWEL IN DEVELOPMENT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
SEVEN COURTS DEVELOPMENT PARTNERSHIP
ATTORNEYS: S. COBB & V.P. INC., G.P.
(Type or Print Name)
Signature DOUGLAS C. COBBIN, V.P.
T.W.S., INC., G.P.
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 4111 E. JOPPA ROAD (301) 256-1000
Baltimore, MD 21236
City and State

Name, address and phone number of legal owner, agent, or representative to be contacted
STEVEN L. FAIRER
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
6603 YORK ROAD
BALTIMORE, MD (301) 377-2600
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of Oct, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of Nov, 1988, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

Development Engineering Consultants, Inc.
Site Engineers & Surveyors

DESCRIPTION TO ACCOMPANY
ZONING VARIANCE REQUEST

OUTLINE DESCRIPTION OF LOT NO. 2, BLOCK "F", PARCEL "B" NORTHWIND FARMS II. ALSO BEING KNOWN AS 43 THOMAS POINT COURT, LOCATED IN THE 11TH ELECTION DISTRICT OF BALTIMORE COUNTY.

Beginning for the same at a point on the easterly right-of-way line of Thomas Point Court, said point being distant 115 feet more or less from the centerline of Montauk Court 50 feet wide, thence running for the following 4 courses and distances viz:

- (1) Along a curve to the left having a radius of 50.00 feet for a length of 62.32 feet;
- (2) North 65 degrees 20 minutes 46 seconds East, 98.96 feet;
- (3) South 05 degrees 20 minutes 47 seconds West, 107.55 feet;
- (4) North 84 degrees 30 minutes 18 seconds West, 91.50 feet to the point of beginning.

Containing 0.1582 acres of land more or less.
Being the same parcel of land known as Lot 2, Block "F", of parcel "B", "Northwind Farms II" plat 3 recorded in Liber S.M. 58, Folio 18.

87-187
09-19-88

6603 York Road Baltimore, Maryland 21212 (301) 377-2600

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Variance Date of Posting: 1/16/88
Petitioner: Seven Courts Development Partnership
Location of property: 36 Thomas Point Court, 115' N of Montauk Court
Location of Sign Posting: Signs on 25' rear lot line at Thomas Point Court and on Montauk Court
Remarks: No other signs to be posted on this property
Posted by: Matthew Date of return: 1/17/88
Number of Signs: 7
Ad shown added to sign.

CERTIFICATE OF PUBLICATION

TOWSON, MD, November 23, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 23, 1988

NORTHEAST TIMES
THE JEFFERSONIAN

S. Zabe Olson
Publisher

PO 05896
reg M 20460
case 89-234-A
price \$82.80

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
454-3353

Date: 12/2/88

Mr. Douglas C. Cobbin
T.W.S., Inc.
Seven Courts Development Partnership
4111 E. Joppa Road
Baltimore, Maryland 21236

Re: Petition for Zoning Variance
CASE NUMBER: 89-234-A
E/S Thomas Point Court, 115' N of Montauk Court
(2 Thomas Point Court)
11th Election District - 6th Councilmanic
Petitioner(s): Seven Courts Development Partnership
HEARING SCHEDULED: FRIDAY, DECEMBER 16, 1988 at 2:00 p.m.

Dear Mr. Cobbin:

Please be advised that \$9760 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County and bring it along with the sign(s) and post set(s) to the County Office minutes before the hearing.

No. 059694

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12/15/88 ACCOUNT PCH-15-000

AMOUNT \$ 97.80

RECEIVED FROM: NV Homes, Inc.

FOR: PCH-15-000-12/15/88

89-234-A

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

November 4, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-234-A
ES Thomas Point Court, 115' N c/l Montauk Court
(2 Thomas Point Court)
11th Election District - 6th Councilmanic
Petitioner(s): Seven Courts Development Partnership
HEARING SCHEDULED: FRIDAY, DECEMBER 16, 1988 at 2:00 p.m.

Variance to allow a building to window to street right-of-way minimum distance of 18 ft. in lieu of the required 25 ft. and to amend the Final Development Plan of Northwind Farms II, Block F, Lot #2 to allow construction of the dwelling outside of the building envelope.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Mr. Douglas C. Corbin
Mr. Steven L. Fader
File

NOTE:
IF PHASE II OF THE SNOW
EMERGENCY PLAN IS IN EFFECT
IN BALTIMORE COUNTY BY 6:30
a.m. ON THE DATE OF THE
ABOVE HEARING, SUCH HEAR-
ING WILL BE POSTPONED AND
TENTATIVELY RESCHEDULED
FOR THURSDAY, JANUARY 12,
1989. PLEASE TELEPHONE
DUCKET CLERK AT 494-3391
OR 887-3391 TO CONFIRM DATE.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
27th day of October, 1988.

Petitioner: Seven Courts
Development Partnership
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner
TO: Pat Keller, Deputy Director
Office of Planning and Zoning
FROM: J. Robert Haines
Zoning Commissioner

SUBJECT: Zoning Petition Nos. 89-214-A (Hottinger); 89-216-SPHA (Grebe); 89-219-SPHA (Fowell); 89-222-SPH (Lawrence); 89-227-A (Stein); 89-232-A (McMillan); 89-234-A (Seven Courts); 89-242-A (Bacharach); and 89-244 (Dickel); 89-210-SPH (Bell)

The Office of Planning and Zoning has no comment on the above listed projects.

FK/sf

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinecke
Chief

November 10, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Seven Courts Development Partnership/MV Homes
Location: 3 Thomas Point Court

Item No.: 124

Zoning Agenda: Meeting of 10/11/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]
Planning Group
Special Inspection Division

NOTED & APPROVED: [Signature]
Fire Prevention Bureau

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Douglas C. Corbin, Vice President
Seven Courts Development Partnership
4111 East Joppa Road
Baltimore, MD 21236

RE: Item No. 124; Case No. 89-234-A
Petitioner: Seven Courts Development
Partnership
Petition for Zoning Variance

Dear Mr. Fader:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:scj

Enclosures

cc: Steven L. Fader
Development Engineering Consultants, Inc.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

October 28, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 124, 129, 130, 131, 132, 133, 134, 135, 136, 138, and 139.

Very truly yours,

Michael S. Flanigan
Engineering Associate

MSF/lvw

RECEIVED
NOV 9 1988
ZONING OFFICE

DECLARATION OF COVENANTS

THIS DECLARATION is made this _____ day of _____, 1989, by SEVEN COURTS DEVELOPMENT PARTNERSHIP, ("Seven Courts"), a Maryland general partnership.

WITNESSETH:

WHEREAS, Seven Courts is the owner of Lot 2, Block F, ("3 Thomas Point Court"), in subdivision known as "NORTHWIND FARMS I", as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 58, at folio 14 (the "Plat"); and

WHEREAS, the 3 Thomas Point Court was subject to a building restriction line of twenty five feet (25'); and

WHEREAS, Seven Courts desires to construct a new home on the property; and

WHEREAS, none of the model homes planned for the Northwind Farms II development fits within the twenty five feet (25') building restriction line; and

WHEREAS, Seven Courts petitioned the Zoning Commissioner of Baltimore County, Maryland in Case 89-234-A to permit a building and window to street right-of-way distance of eighteen feet (18') in lieu of the required minimum of twenty five feet (25'), and to amend the Final Development Plan of Northwind Farms II, Block F, Lot 2 to allow construction outside the building envelope; and

WHEREAS, on January 5th, 1989, the Zoning Commissioner of Baltimore County granted the zoning variance in Case No. 89-234-A, subject to the following conditions (1) that Seven Courts will not request any future front, side or rear variances for 3 Thomas Point Court and (2) that Seven Courts prepare a new deed or covenant incorporating the zoning variance granted to give future property owners notice of said variance; and

WHEREAS, this Declaration of Covenant satisfies Condition 2, noted above.

NOW, THEREFORE, in consideration of the foregoing recitals, and in satisfaction of the conditions imposed by the Baltimore County Zoning Commissioner in granting the zoning variance, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seven Courts hereby covenants as follows:

1. That no owner of the subject property may ever request any future front, side or rear variances for the property.

WITNESS Seven courts Development Partnership has executed and acknowledged this Easement on the day and year first written above.

WITNESS/ATTEST:

SEVEN COURTS DEVELOPMENT
PARTNERSHIP
By: NVR Development Limited
Partnership,
General Partner
By: NVR Development, Inc.,
General Partner

By: _____

STATE OF MARYLAND :
COUNTY OF _____ : ss.

I HEREBY CERTIFY that on this _____ day of _____, 1989, before the subscriber, a Notary Public of the state and county aforesaid, personally appeared _____, who acknowledged himself/herself to be _____ of NVR Development, Inc., General Partner of NVR Development Limited Partnership, a general partner of Seven Courts Development Partnership, and that s/he, foregoing instrument for the purposes therein contained by signing the name of said entities by himself/herself as such officer.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

Notary Public

My Commission Expires: _____

AFTER RECORDATION, RETURN TO:

Jeffrey M. Leikin
Conroy, Fitzgerald, Ballman & Dameron, Chartered
Six Montgomery Village Avenue
Gaithersburg, Maryland 20879

- 2 -

6167.04D006

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
J. Robert Haines
Zoning Commissioner

April 14, 1989

Jeffrey M. Leikin, Esquire
Conroy, Fitzgerald, Ballman and Dameron
Six Montgomery Village Avenue
Suite 402
Gaithersburg, Maryland 20879

RE: Petitioner for Zoning Variance
Seven Court Development - Case No. 89-234-A

Dear Mr. Leikin:

I am in receipt of your letter with attachments regarding the above matter.

I agree with your proposal that the Declaration of Covenants will comply with the spirit and intent of Restriction #3.

Please forward to this office, after settlement with the, yet, unknown purchaser of this lot, a copy of the executed and recorded covenant.

Very truly yours,

J. Robert Haines
Zoning Commissioner

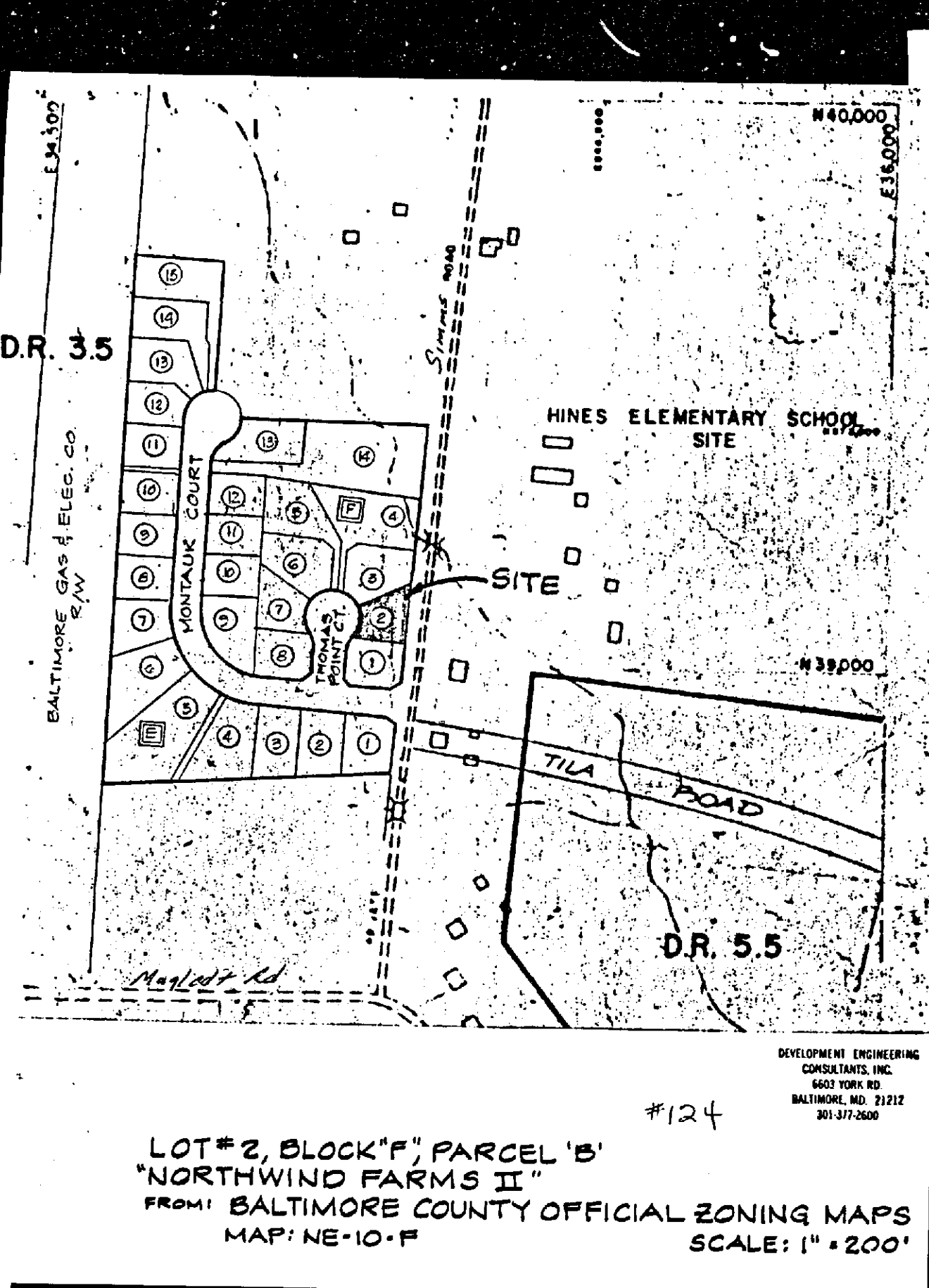
JRH:mmm

LAW OFFICES
CONROY, FITZGERALD, BALLMAN & DAMERON
CHARTERS
SIX MONTGOMERY VILLAGE AVENUE
GAITHERSBURG, MARYLAND 20878
800 891-8800
FAX 800-891-8800
APRIL 11, 1989
J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
Re: PETITION FOR ZONING VARIANCE
E/S Thomas Point Court, 115 Feet North of the
C/L of Montauk Court (3 Thomas Point Court)
11th Election District - 6 Councilmanic District
Seven Courts Development Partnership - Petitioners
Case No. 89-234-A
Dear Mr. Haines:
I spoke to you on March 22nd in reference to the above
mentioned case. If you recall you granted a zoning variance for
the above property based on three conditions, one of them being
that a deed be recorded referencing said zoning case and the
restrictions and conditions set forth in the case.
On March 22, 1989 I spoke with you over the phone to see
whether it would be acceptable to you if a Covenant was prepared
rather than a Deed. You stated that you had no problem with us
preparing a Covenant setting forth the above mentioned case. You
also stated that if we gave you notice you would allow for the
Covenant to be recorded at time of settlement. We feel this is
an option our clients wish to pursue and the purpose of this
letter is to give you notice of such actions.

RECEIVED
APR 13 1989
ZONING OFFICE

Mr. J. Robert Haines
April 11, 1989
Page 2
If you have any questions or comments regarding this matter
please call me.
Very truly yours,
Jeffrey M. Leikin
JML/dk1/6167.4

89-234A
PLEASE PRINT CLEARLY
PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
Sam Shackley DEC 6603 York Rd 21212
Robert J. Ryan 441 E. Joppa Rd 21236
Renee S. Thakurten 809 Steeles Ct 21204
Russell A. Wherry 809 Steeles Ct Suite 111
NV Arms Inc. Russell, MD 21067
PROTESTANT(S) SIGN-IN SHEET
NAME ADDRESS
ERICK A. GUSTAVSON 3912 TLA RD. 21234
Charles Harsenack 3907 TLA Road 21234



89-234A
PETITIONER'S EXHIBIT 2
REASON FOR VARIANCE REQUEST:
SECTION 554 (BILL NO. 100) SECTION
31.6 c.d. TO PERMIT A WINDOW TO STREET
DISTANCE OF 16.2 FEET IN LIEU OF THE
REQUIRED 25 FEET.
OWNER:
SEVEN COURTS DEVELOPMENT
PARTNERSHIP
4111 E. JOPPA ROAD
BALTIMORE, MD. 21236
(301) 256-1000
FLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
DISTRICT NO. 11 ZONED DR. 5.5
SUBDIVISION: "NORTHWIND FARMS II"
PARCEL B, BLOCK "F", LOT NO. 2
BOOK NO. SM. 55, FOLIO 16
EXIST. UTILITIES IN THOMAS POINT COURT
DEVELOPMENT ENGINEERING
CONSULTANTS, INC.
4103 YORK ROAD
BALTIMORE, MD. 21212
301-371-2600
Scale: 1" = 50' Issued: 5-15-89

